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TECHNICAL MEMORANDUM

TO:

Mr. Lawrence Gaboury Second Vice President

John Hancock Mutual Life Insurance Company

FROM:

Robert D. Klimm, Associate

HMM Associates, Inc.

DATE:

January 16, 1989

SUBJECT: TRAFFIC IMPACTS OF THE HERALD STREET

EXTENSION ON THE INTERSECTION OF

COLUMBUS AVENUE AND CLARENDON STREET



SUMMARY OF FINDINGS

The additional analyses performed by HMM respond to the BTD's concern about the impact of the Hancock proposal on Herald Street with an eastbound access ramp to the Massachusetts Turnpike. HMM's previous study analyzed year 2010 conditions including a one-way Herald Street Extension, but without an eastbound connector to the Massachusetts Turnpike. This was not previously analyzed since both City and State suggested the geometrics of the Massachusetts Turnpike merge lane were a problem.

The findings of our supplemental effort support the initial Level of Service (LOS) conclusions reached in July 1988. Last summer we concluded that the Columbus Avenue/Clarendon Street intersection would function at LOS D for year 2010 conditions with the project, which meant that with the addition of site traffic and Herald Street, Columbus/Clarendon traffic delays were within the acceptable range.

The data supplied by CTPS and Bruce Campbell & Associates shows a LOS D during the year 2010 AM peak hour and a LOS C during the PM peak hour at the Columbus Avenue/Clarendon Street intersection. Comparisons with this and other technical analyses confirms that HMM's conclusions are very conservative if not a "worst-case" scenario, which supports our earlier findings.

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B. BACKGROUND

HMM Associates, Inc. (HMM) prepared a traffic study for the proposed Hancock Garage and Office Complex in July, 1988*. The focus of this study was to establish an updated traffic baseline condition, upon which potential project-related traffic impacts could begin to be assessed. This study was not intended to be a detailed Transportation Access Plan (required by the City under Article 31), but to evaluate the potential impacts of the project on adjacent areas.

The July, 1988 study analyzed traffic operations for 1988 existing conditions and for 1991 conditions with and without the proposed project. Both the 1988 and 1991 analyses assumed no major changes to the existing roadway network.

In addition, since the City and State were at that time (i.e., June-July 1988) in the process of analyzing alternative roadway changes as part of the Central Artery/Third Harbor Tunnel project, an additional analysis was conducted for year 2010 conditions, assuming the implementation of these improvements. Based upon discussions with the Boston Transportation Department (BTD), HMM contacted the City's traffic consultant - Bruce Campbell & Associates - and received the latest year 2010 projections which were based upon completion of the following roadway projects:

- Third Harbor Tunnel/Central Artery Project;
- New westbound off-ramp from the Massachusetts Turnpike to Berkeley Street;
- Tremont Street/Arlington Street one-way loop system; and
- Herald Street Extension continuing to Columbus Avenue or Clarendon Street.

It was indicated by the City's BTD that this alternative, designated as Alternative P-3, was the preferred alternative at the time, as should be used by HMM in our analysis of the Herald Street Extension. Accordingly, HMM used Alternative P-3 to analyze year 2010 operations at the Clarendon Street/Columbus Avenue intersection. The results of the analyses were presented in the July 1988 report, and indicated that, using the Alternative P-3 volumes with the proposed project, the Herald Street Extension, if terminated at Columbus Avenue, would result in design year operations of Level of Service (LOS) C. This LOS was within an acceptable range, and it was concluded that the Herald Street Extension could be terminated at Columbus Avenue, rather than extend further to Clarendon Street.

^{*} Hancock Garage and Office Complex Traffic Study, HMM Associates, Inc., July 22, 1988.

The July 22, 1988 report was submitted to the BTD for their review. A review meeting with the BTD was held on August 10, 1988 to discuss the report's conclusions. A subsequent meeting with the BTD was held on December 21, 1988.

As indicated by Ted Siegel and Chi-Hsin Shao of the BTD at the December 21st Meeting, the City was interested in an additional evaluation of future traffic operations at the Clarendon Street/Columbus Avenue intersection under the following year 2010 conditions:

- 1. Completion of the Herald Street Extension, one-way, eastbound;
- Completion of a westbound off-ramp from the Massachusetts Turnpike to Berkeley Street; and
- Completion of an eastbound on-ramp to the Massachusetts Turnpike from the Herald Street Extension.

The previous July 1988 analyses conducted by HMM included items 1 and 2 above; but did not include item 3, the Massachusetts Turnpike eastbound on-ramp, since the City indicated during the course of our initial study that construction of this ramp was unlikely due to State DPW concerns about geometric constraints.

C. SUPPLEMENTAL YEAR 2010 TRAFFIC ANALYSES

As discussed at the December 21, 1988 meeting with the BTD, HMM adjusted the previously used year 2010, Alternative P-3 volumes to include an eastbound on-ramp to the Massachusetts Turnpike. A conservative approach was taken during the reassignment of network volumes so as to reflect a "worst-case" condition, in terms of potential Herald Street Extension volumes.

In addition, as requested by Chi-Hsin Shao of the BTD at the December 21st meeting, an analyses was performed to estimate capacity flows at the Clarendon Street/Columbus Avenue intersection, under the year 2010 conditions with the eastbound on-ramp to the Massachusetts Turnpike.

The traffic volumes associated with the adjustments to the year 2010, Alternative P-3 volumes (with the eastbound on-ramp to the Massachusetts Turnpike) and the subsequent capacity analysis for the conditions, are presented in Attachments 1 and 2. Level of Service analyses for these conditions resulted in the following:

| Location | Peak Hour | Year 2010 LOS* |
|--------------------|----------------|------------------|
| Columbus Avenue at | | |
| Clarendon Street | PM-Design Hour | D (30.5 sec/veh) |

For comparative purposes, the previous analysis presented in the July 1988 report, which included an assessment of Alternative P-3 without the eastbound Massachusetts Turnpike on-ramp resulted in LOS C (15.8 sec/veh) at this intersection for the PM design hour.

Following the completion of this subsequent analysis, as requested by the BTD, HMM scheduled a meeting with representatives of BCA and Cambridge Systematics to discuss the resultant volumes, in light of work on-going as part of the City's Back Bay Traffic Study. A meeting was scheduled on January 11, 1989 at the BCA offices in Boston. Mr. George Bezkorovani represented BCA, and Mr. Robert LaPorte of Cambridge Systematics, although scheduled to attend, did not attend the meeting, but was contacted by telephone during the meeting.

At this January 11th meeting, the rationale for the reassignment of year 2010, Alternative P-3 volumes, including the eastbound on-ramp to the Massachusetts Turnpike, was discussed. It was generally agreed that the volumes developed by HMM represented a conservative estimate of the PM peak hour design flows. Mr. Bezkorovani presented year 2010 volumes which had been computer-generated by the Central Transportation Planning Staff (CTPS) which included both the Herald Street Extension and an eastbound on-ramp to the Massachusetts Turnpike. The CTPS volumes were developed for both the AM and PM peak hours. These volumes were reviewed and it was decided that it was appropriate to also evaluate the CTPS volumes at the intersection of Clarendon Street and Columbus Avenue for comparative purposes.

Accordingly, HMM performed peak hour Level of Service analyses at the Clarendon Street/Columbus Avenue intersection using the CTPS computer-generated volumes, assuming that the Herald Street Extension would not directly connect to Clarendon Street but will extend to Columbus Ave. (The volumes used for these analyses are presented in Attachment 2.) The analyses indicated that, using the year 2010 peak hour volumes, the intersection of Clarendon

^{*} The Alternative P-3 traffic volumes were adjusted by HMM to include an eastbound on-ramp to the Massachusetts Turnpike. Due to the heavy left turn volume we propose that the Clarendon Street lane assignments be revised to double left and one thru-right turn (L,L, TR). The existing signal heads, lane markings, and signal timing will need to be revised due to the double left turn lane arrangement.

Street and Columbus Avenue will operate at LOS D (38.6 sec/veh) during the AM peak hour, and LOS C (17.9 sec/veh) during the PM peak hour. Again, both of these results assume that the Herald Street Extension will terminate at Columbus Avenue.

A summary of the analyses results are presented in Table 1 for the different year 2010 volumes analyzed. The projected peak hour levels of service for the Columbus Avenue/Clarendon Street intersection will be "D" or better for the Alternative P-3 reassigned volumes, or the CTPS volumes supplied to us for the 2010 design year. This analysis is based upon full site development, construction of Herald Street to Columbus Avenue, construction of the eastbound Mass Pike on-ramp, and revising the lane assignments on Clarendon Street at Columbus Avenue.

In summary, we feel that the Herald Street Extension would be able to terminate at Columbus Avenue without having an adverse affect on traffic operations at Columbus Avenue/Clarendon Street.

TABLE 1

YEAR 2010 LEVEL OF SERVICE AND VOLUME SUMMARY: HERALD STREET EXTENSION WITH EASTBOUND ON-RAMP TO THE MASSACHUSETTS TURNPIKE

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| | 2010 PM Design Hour Volumes - HMM/BCA | | 2010 Al Volum | M Peak Hour les - CTPS ² | 2010 PM Peak Hour Volumes - CTPS ² | |
| Location | Peak Hour Volume | Level of Service | Peak Hour Volume | Level of Service | Peak Hour Volume | Level of Service |
| Columbus Ave. @ Clarendon St. | 3193 | D (30.5 sec/veh) | 2949 | D (38.6 sec/veh) | 2791 | C (17.9 sec/veh) |
| Herald St. Extension | 1001 | | 1264 | | 600 | |
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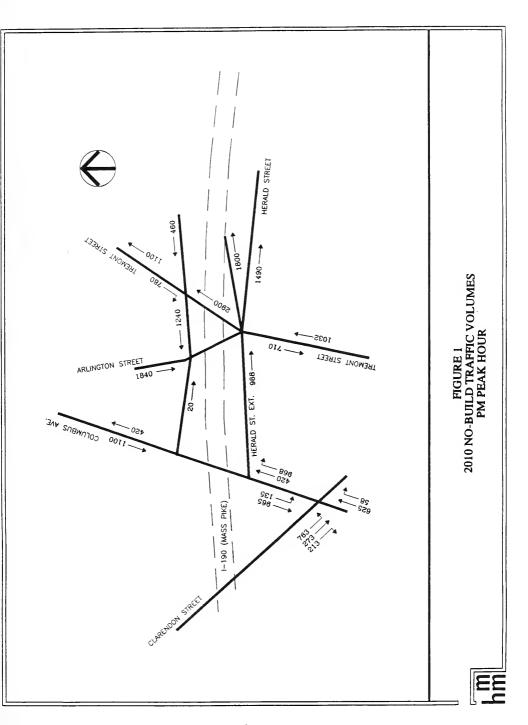
- Developed by HMM based upon a reassignment of volumes prepared by BCA.
- 2 Link flows conputer-generated by the Central Transportation Planning Staff. Turning movements along approaches developed by HMM.



ATTACHMENT 1*:

PEAK DESIGN HOUR VOLUMES AND OPERATIONS FOR YEAR 2010, ALTERNATIVE P-3, WITH AN ESTIMATED ON-RAMP TO THE MASSACHUSETTS TURNPIKE

^{*} Source: Volumes developed by HMM based upon a reassignment of year 2010, Alternative P-3 volumes prepared by BCA.



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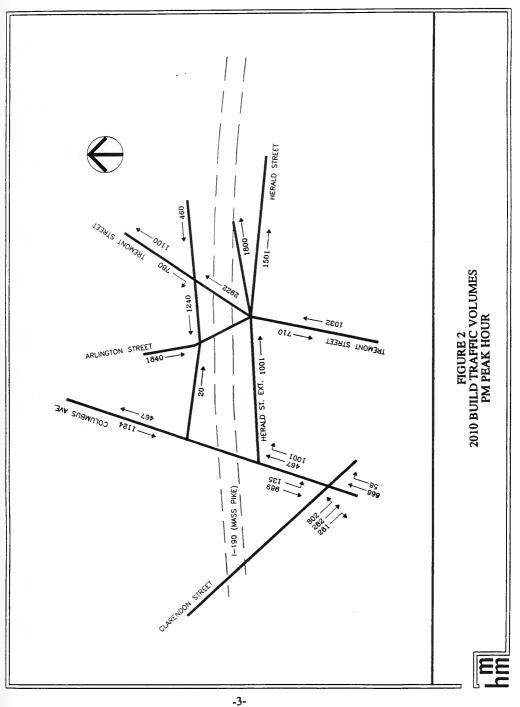
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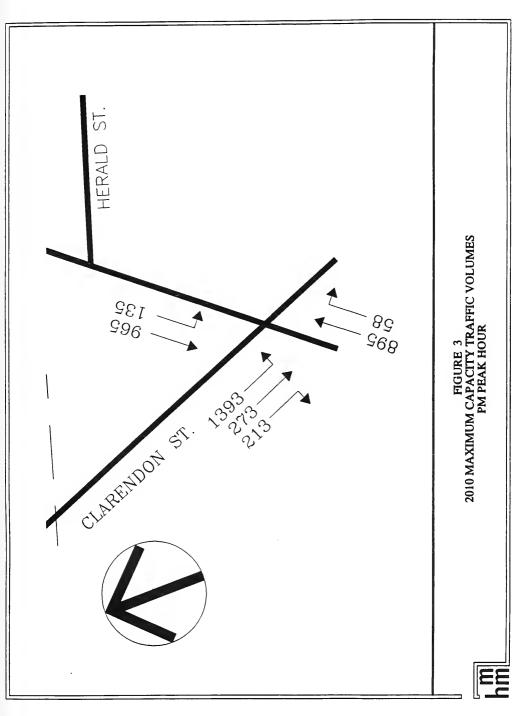
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ATTACHMENT 2*:

CAPACITY FLOWS AT THE CLARENDON STREET/ COLUMBUS AVENUE INTERSECTION

^{*} Source: HMM Associates.





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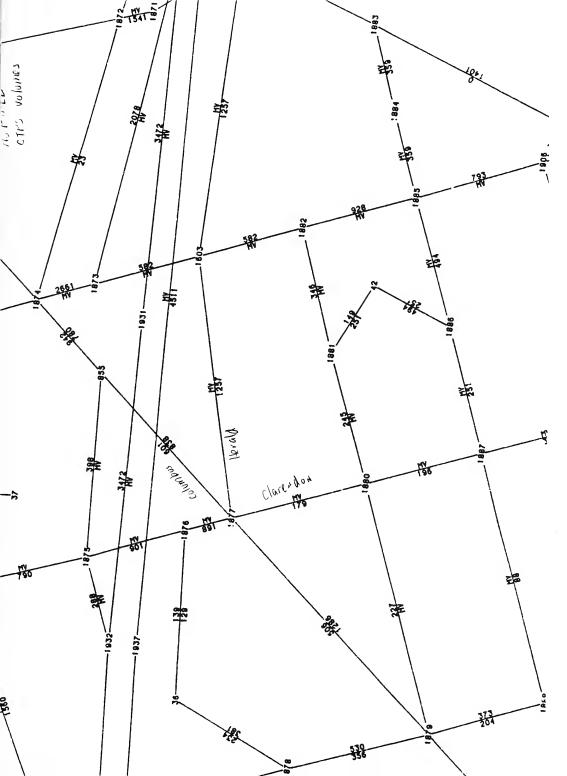
INTERSECTION DELAY : 55.3 secs/veh LEVEL OF SERVICE : E

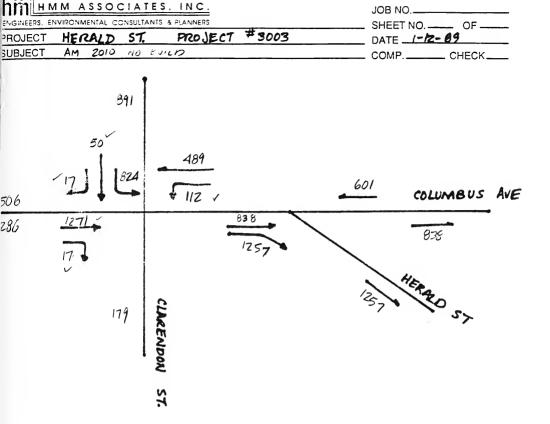


ATTACHMENT 3*:

YEAR 2010 VOLUMES FROM CTPS

^{*} Source: Central Transportation Planning Staff.





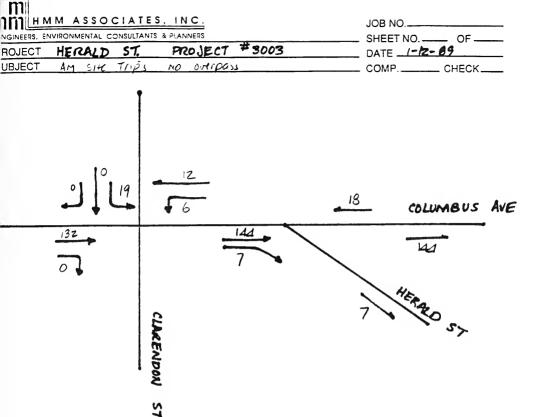
() 601 to 506 must be a 'cs;

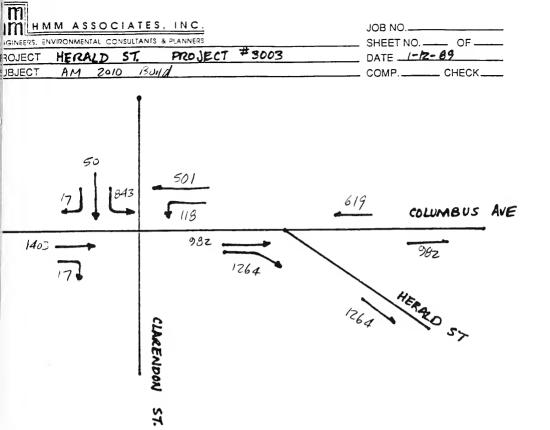
(a) 17 or p estimates

(b) 601 to 506 must be a 'cs;

(a) 17 or p estimates

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HANCUC: CEVELOFMENT

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RENDON ST.

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HMM 4550C[ATES

VOLUME ADJUSTMENT

RSECTION : MBUS AVE. D

ENDON ST.

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| | | | | | | | | | | 306 1444 | |
| | HVM T IR LT T L TR IDEAL SAT FLOW 1800 1800 | T 760 1R 640 LT 118 T 501 L. 843 TR 67 TDEAL # DF SAT FLOW LANES 1800 1 1800 1 | #VM VOLUME IN 5 T 760 8 IR 660 7 LT 118 1 T 501 5 L 843 9 TR 67 S A T TDEAL # OF SAT FLOW LANES WIDTH 1800 1 0.97 1800 1 1.00 | HVM VOLUME IN SECUE T 760 854 IR 660 742 LT 118 156 T 501 576 L 843 947 TR 67 75 S A T U R A IDEAL # OF SAT FLOW LANES WIDTH H.V. 1800 1 0.97 0.97 1800 1 1.00 0.97 | HVM VOLUME IN SROUP FACT T 760 854 1.0 1R 660 742 1.0 LT 118 1.56 1.0 T 501 576 1.0 1. 843 947 1.0 TR 67 75 1.0 S A T U R A T I 0 TDEAL # DF —————————————————————————————————— | HVM VOLUME IN SROUP FACTOR T 760 854 1.00 1R 660 742 1.00 LT 118 156 1.00 T 501 576 1.00 1. 843 947 1.00 TR 67 75 1.00 S A T U R A T I O N F TDEAL # OF | HVM VOLUME IN SROUP FACTOR RAT T 760 854 1.00 854 1R 660 742 1.00 742 LT 118 156 1.00 138 T 501 576 1.00 576 L 843 947 1.00 947 TR 67 75 1.00 75 SATURATION FLOW TOPAL # OF | HVM VOLUME IN SROUP FACTOR RATE T 760 854 1.00 854 1R 660 742 1.00 742 LT 118 156 1.00 135 T 501 576 1.00 576 L 843 947 1.00 947 TR 67 75 1.00 75 SATURATION FULLOW AREA 1001 1002 1003 1004 1005 1006 1007 1 | HVM VOLUME IN SROUP FACTOR RATE L1 T 760 854 1.00 854 0.0 1R 660 742 1.00 742 0.0 LT 118 156 1.00 135 1.0 T 501 576 1.00 576 0.0 L 843 947 1.00 947 1.0 TR 67 75 1.00 75 0.0 SATURATION FULL FULL W TOBAL # OF SATURATION FULL SATURATION FULL FULL W TOBAL # OF SATURATION FULL SATURATION FULL FULL W TOBAL # OF SATURATION FULL SATURATION FULL FULL W TOBAL # OF SATURATION FULL SATURATION FULL FULL W TOBAL # OF SATURATION FULL SATURATION FULL | HVM VOLUME IN SROUP FACTOR RATE L.1 FC T 760 854 1.00 854 0.00 0.0 1R 660 742 1.00 742 0.00 0.0 LT 118 156 1.00 135 1.00 0.0 T 501 576 1.00 576 0.00 0.0 TR 67 75 1.00 75 0.00 0.2 SATURATION FILOW TOWN FILOW <td colspan<="" td=""></td> | |

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HANCOCK DEVELOPMENT

ERSECTION : MRUS AVE. a KENDON ST.

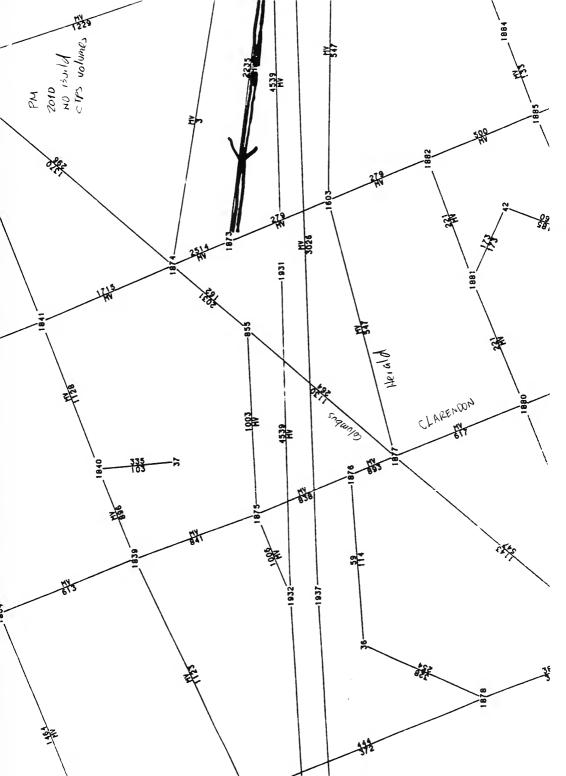
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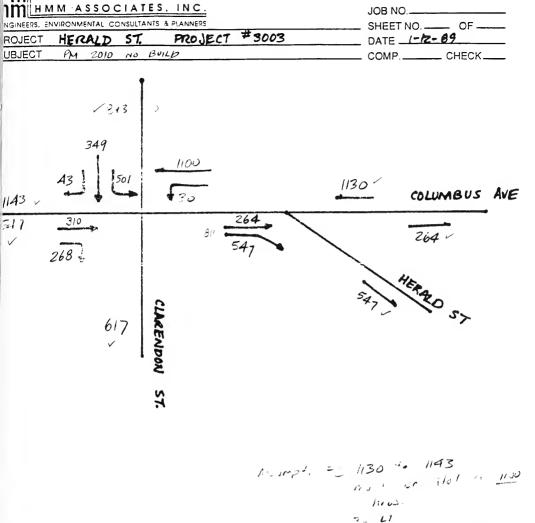
DAY AM PEAK HOUR 10 B LL HER CBD 7 7

CAPACITY ANALYSIS

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INTERSECTION DELAY . 38.6 secs/veh LEVEL OF SERVICE : D

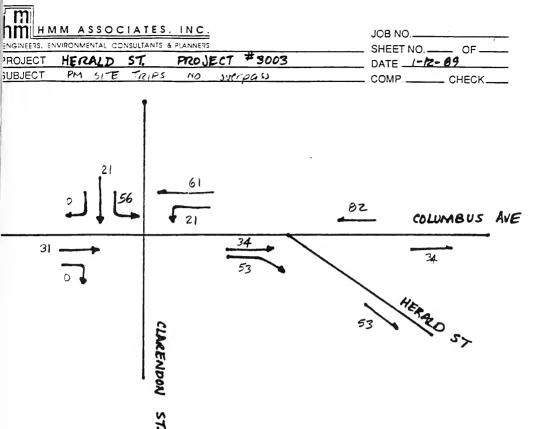


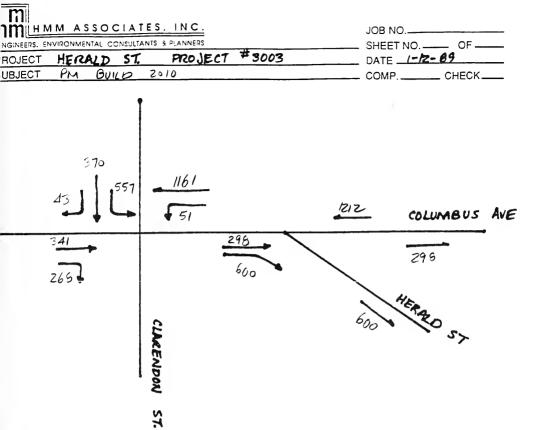


3) 893-501-43: 729
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FURNICE.

HANCOCK DEVELOPMENT

ERSECTION : IMBUS AVE. 0 RENDOM ST.

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108Fil

HMM ASSOCIATES

ERSECTION : IMBLIS AVE. 5

Ξ 1

RENDON ST.

JATED SIGNAL

DAY PM PEAK HOUR 10 B LL HER CBD 7 Y

VOLUME ADJUSTMENT

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| I TFC | 557 413 | | | | | | | | | |
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| 1800 1800 | 1 i | 0,97 1.00 | | | 1.00 | E.OO | 0.90 | 100 | 1.0 | 0 152 |
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| 1800 1800 | | | | | | | | | | |
| | MVM T FR LT T L TR IDEAL SAT FLCV 1800 1800 1800 | #VM VOLUME T 305 FR 504 LT 605 T 605 T 605 L 557 TR 413 IDEAL # 0F SAT FLOW LAMES 1800 1 1800 1 1800 1 | MVM VOLUME IN 6 T 305 3 FR 304 3 LT 606 6 T 606 6 L 557 6 TR 413 4 SAT IDEAL # 0F AT FLOW LANES WIDTH 1800 1 0.97 1800 1 1.07 1800 1 1.07 | #VM VOLUME IN GROUP T JOS 34E FR JO4 542 LT 605 697 T 606 697 L 557 626 TR 413 464 SATURA IDEAL # 0F SATURA IBO0 1 0.97 0.97 1800 1 1.07 0.98 1800 1 1.07 0.98 1800 1 1.07 0.98 | #VM VOLUME IN GROUP FACT T 305 34% 1.0 FR 504 542 1.0 LT 606 597 1.0 T 606 697 1.0 L 557 626 1.0 TR 413 464 1.0 SATURATIO BEAL # OF HORSE WIDTH H.V. GRADE 1800 1 0.97 0.97 1.00 1800 1 1.07 0.98 1.00 1800 1 1.07 0.98 1.00 1800 1 1.07 0.98 1.00 | #VM VOLUME IN GROUP FACTOR T 305 34% 1.00 FR 504 542 1.00 LT 606 697 1.00 T 606 697 1.00 L 557 626 1.00 TR 413 464 1.00 SATURATION F IDEAL # OF | MVM VOLUME IN GROUP FACTOR RAT T JOS JAT 1.00 JAT FR JO4 JAT 1.00 JAT L LT 605 697 1.00 897 T 406 697 1.00 597 L EST 626 1.00 454 TR 413 464 1.00 454 SATURATION FUSA BUS SATURATION FUSA BUS JUSTMENT FACTO BATURATION FUSA BUS JUSTMENT FACTO BATURATION FUSA BUS JUSTMENT FACTO 1800 1 0.97 0.97 1.00 1.00 1.00 1800 1 1.07 0.98 1.00 1.00 1.00 1800 1 1.07 0.98 1.00 0.98 1.00 1800 1 1.07 0.98 1.00 0.98 </td <td>MVM VOLUME IN GROUP FACTOR RATE T 305 34% 1.00 345 FR 304 342 1.00 597 LT 606 697 1.00 897 T 506 697 1.00 597 L 257 526 1.00 454 TR 413 464 1.00 454 SAT FLOW LANES WIDTH H.V. GRADE PARK BUS AREA 1800 1 0.97 0.97 1.00 1.00 0.90 1800 1 0.97 0.97 1.00 1.00 0.90 1800 1 1.07 0.98 1.00 0.90 1.00 0.90 1800 1 1.07 0.98 1.00 0.90 1.00 0.90 1800 2 1.02 1.00 1.00 1.00 0.90</td> <td>MVM VOLUME IN GROUP FACTOR RATE LT T 705 34% 1.00 743 0.0 FR 704 342 1.00 342 0.0 LT 605 697 1.00 897 0.0 T 506 697 1.00 597 0.0 L 257 626 1.00 626 3.0 TR 413 404 1.00 454 0.0 SATURATION FLOW FLOW 80<td>TOS 34% 1.00 745 0.00 7 7 7 1.00 1.00 1.00 0.90 1.00 1.00 1.00 1.00</td></td> | MVM VOLUME IN GROUP FACTOR RATE T 305 34% 1.00 345 FR 304 342 1.00 597 LT 606 697 1.00 897 T 506 697 1.00 597 L 257 526 1.00 454 TR 413 464 1.00 454 SAT FLOW LANES WIDTH H.V. GRADE PARK BUS AREA 1800 1 0.97 0.97 1.00 1.00 0.90 1800 1 0.97 0.97 1.00 1.00 0.90 1800 1 1.07 0.98 1.00 0.90 1.00 0.90 1800 1 1.07 0.98 1.00 0.90 1.00 0.90 1800 2 1.02 1.00 1.00 1.00 0.90 | MVM VOLUME IN GROUP FACTOR RATE LT T 705 34% 1.00 743 0.0 FR 704 342 1.00 342 0.0 LT 605 697 1.00 897 0.0 T 506 697 1.00 597 0.0 L 257 626 1.00 626 3.0 TR 413 404 1.00 454 0.0 SATURATION FLOW FLOW 80 <td>TOS 34% 1.00 745 0.00 7 7 7 1.00 1.00 1.00 0.90 1.00 1.00 1.00 1.00</td> | TOS 34% 1.00 745 0.00 7 7 7 1.00 1.00 1.00 0.90 1.00 1.00 1.00 1.00 |



HANCOCK DEVELOPMENT

RSECTION:

JMBUS AVE. 7 RENDON ST.

DAY PM PEAK HOUR TO BILL HER CBD 7 Y

JATED SIGNAL

CAPACITY ANALYSIS

| HVH | | J PMSV LT FLUM | | | | 7 B | ATIO C | IN BR APACIT: | RATIO |
|--|---|-----------------------|---------|----------------|-------|------|--------------|------------------|----------------|
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| L | | 6 6 | | | | | .016 .016 | |).685 0.937 |
| | | 00.0 E: 7 | | | | | | RATIOS | : 0.774 |
| the strate would define the set of the least | water 4 on 10 is to them about their some | t E v | · E L f |) F S | ERV | ICE | | | |
| MVM | VZC I FATIO F | RATIO LEN | | CAP | DELAY | FF | DELAY | LOS | |
| T TE | 0.417 0 0.546 0 | 0.540 100 | | | 0.2 | 0.85 | 9.0 10.4 | В | 9,2 E |
| <u>L</u> T | | .590 100 0,590 100 | | | | | 11.5 14.0 | | 12.8 % |
| i. | 0.665 0 |),310 100 |) /2.8 | 942 | 1.3 | 3,00 | 24.1 | Ž. | |

TR 0.937 0.310 100 25.5 495 18.5 0.85 37.4 0 39.7 0

INTERSECTION DELAY : 17.9 secs/web-LEVEL OF SERVICE : C



